

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-254-A
W/S Jarrettsville Pike, 395' S of Paper Mill Road
14232 Jarrettsville Pike
10th Election District
Legal Owner(s): Black Horse Feed, Inc.
Contract Purchaser(s): Cloverland Farms Dairy, Inc.
Hearing Date: Monday, Feb. 3, 1992 at 11:00 a.m.

Variance: to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings; and to permit a side yard of 6 feet in lieu of the required 15 feet; and to permit landscaping by landscape architect of front, side and rear setbacks in areas provided on plan in lieu of entire required front, side and rear setback areas; and to permit a free-standing sign with a surface area of 26 square feet per side in lieu of the required 25 square feet; and to permit sign to be ground lit.

LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County
TJL:JH1 January 15

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/16/92

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/16/92.

TOWSON TIMES,

S. Zake Orban
Publisher

\$ 118.37



Baltimore County Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

CASE 92-254-A

receipt

Account # 001 6150
Number

Please Make Checks Payable To Baltimore County \$75.00
BA 000313FNU1 00 02

111 West Chesapeake Avenue
Towson, MD 21204

JAN 8 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-254-A
W/S Jarrettsville Pike, 395' S of Paper Mill Road
14232 Jarrettsville Pike
10th Election District - 1st Councilmember
Legal Owner(s): Black Horse Feed, Inc.
Contract Purchaser(s): Cloverland Farms Dairy, Inc.
HEARING: MONDAY, FEB. 3, 1992 at 11:00 a.m.

Variance to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings; and to permit a side yard of 6 feet in lieu of the required 15 feet; and to permit landscaping by landscape architect of front, side and rear setbacks in areas provided on plan in lieu of entire required front, side and rear setback areas; and to permit a free-standing sign with a surface area of 26 square feet per side in lieu of the required 25 square feet; and to permit sign to be ground lit.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Black Horse Feed, Inc.
Cloverland Farms Dairy, Inc.
Nathan Patz, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 23, 1992

Nathan Patz, Esquire
10 Light Street
Baltimore, MD 21202

RE: Item No. 265, Case No. 92-254-A
Petitioner: Black Horse Feed, Inc.
Petition for Zoning Variance

Dear Mr. Patz:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: January 23, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Steve Piper
Mr. John M. Kemp

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 18th day of December, 1991.

Arnold Jablon
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Black Horse Feed, Inc.

Petitioner's Attorney: Nathan Patz



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

January 7, 1992

Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
County Office Building
Towson, Maryland 21204
Attn: James Dyer

RE: Baltimore County
Zoning meeting of
12/31/91
Royal Farms Store
W/S Jarrettsville
Pike (MD 146) 395' south
of Paper Mill Road
(Item #265)

Dear Mr. Jablon:

We have reviewed the submittal for a variance to permit a front setback of 61' and offer the following:

We find the concept of the two one-way entrances at Jarrettsville Pike to be acceptable, however, the plan must be revised to show them at a maximum width of 20' since this is our standard for one way entrances.

Also, the appropriate signing must be placed to accommodate these entrances.

It is requested this revision be made prior to a hearing date being set. If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

John Contestable, Chief
Engineering Access Permits
Division

LBJes

cc: G.W. Stephens Jr., and Associates
Mr. J. Ogle

My telephone number is 301-333-1350 (Fax# 333-1041)

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-462-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: January 16, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 31, 1991

ITEM NUMBER: 265

This site is subject to C.R.G. comments.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

January 6, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #265, Zoning Advisory Committee Meeting of December 31, 1991, Black Horse Feed, Inc., Cloverland Farms Dairy, Inc., W/S Jarrettsville Pike, 395' S of Paper Mill Road (#14232 Jarrettsville Pike), D-10, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

A water balance assessment must be reviewed and approved prior to approval of any reduction in landscaping. For further information contact Jeff Jollie at 887-2762.

SSF:rmp

265.ZNG/GWRMP

RECEIVED
JAN 8 1992
ZONING OFFICE



700 East Joppa Road, Suite 901
Towson, MD 21204-8800

(301) 887-4500

JANUARY 6, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BLACK HORSE FEED, INC.

Location: #14232 JARRETTSVILLE PIKE

Item No.: 265 Zoning Agenda: DECEMBER 31, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JE/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 16, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for December 31, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, 267, 269, 270 and 271.

For Case No. R-90-407 (Cycle 3, Item #8), County Review Group Meeting is required.

For Item 265, a County Review Group Meeting is required.

[Signature]
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Deputy Director *[Signature]*
Economic Development Commission

DATE: January 7, 1992

RE: Zoning Advisory Comments for Meeting of December 31, 1991

This office has no comment for items 262, 263, 264, and 265.

RECEIVED
JAN 8 1992

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 31, 1992
Zoning Administration and
Development Management

FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning & Zoning

SUBJECT: BLACK HORSE FARM - ITEM #265

In reference to the applicant's request, staff offers the following comments.

This office supports the requested front yard setback provided that the proposed building will be setback farther than the adjacent buildings. This is based upon the particular nature of this business which requires a specific layout. The following conditions were agreed upon with the developer and the community in order to better incorporate this site design into the rural commercial center of Jacksonville.

1. There will be only one 20' entrance access on this property.
2. The egress point will be 30' and placed on the adjacent Grempler Realty Inc. site.
3. There will be a temporary 30' exit on the Royal Farm Store site until the Grempler project is built. This temporary exit will be closed within 30 days of the opening of the exit on the Grempler site. At that time, the temporary access will be landscaped in accordance with the plan.
4. Any changes to the submitted plan will be approved by the Deputy Director of the Office of Planning and Zoning.
5. The sidewalk will be of paver block construction. This treatment will continue across the entrance and ultimate exit.
6. The fence will be a timber rail type design with dimensions along the lines of 6" X 6" posts and 2" X 8" rails.

Memo to: Arnold Jablon
January 31, 1992
Page 2

7. The right-of-way area will be planted in grass.
8. The area between the right-of-way and the fence will be a solid bed of planted landscape treatment.

Report prepared by:

Jeffrey Long

GLK/JL:lw
WLBKRR/S/TXTLLF

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon DATE: January 31, 1992

FROM: Gary Kerns *[Signature]*
Office of Planning & Zoning

SUBJECT: BLACK HORSE FEED, INC. - ROYAL FARM
ITEM NO. 265 - CASE 254A. ADDENDUM

This office will support the requested variance for the sign size and illumination provided that the sign be a monumental sign (on the ground) if located as shown on the plan, or the sign location is changed to the north of the proposed entrance or close to the south property line.

GLK/WL:lw
GLMEMBL.K/TXTLLF



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

February 10, 1992

Mr. Arnold Jablon
Zoning Administration and
Development Management
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Royal Farm Store
W/S Jarrettsville Pike
(MD 146) 395' South of
Paper Mill Road

Attn: Mr. James Dyer

Dear Mr. Jablon:

We have reviewed the revised zoning submittal for the above referenced Royal Farm Store (#92-254-A). Attached please find a copy of our comments to Mr. Covahey for the CRG Meeting of February 6th. Our comments remain the same for the zoning revision for this project.

If we can be of further assistance, please contact Peggy Blank of this office at 333-1350.

Very truly yours,

[Signature]
John Contestabile, Chief
Engineering Access Permits
Division

PB:maw

enclosure

cc: G. W. Stephens Jr. & Associates, Inc.
Mr. J. Ogle
Cloverland Farms Dairy, Inc.



301-333-1350 (Fax# 333-1041)

My telephone number is
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

February 5, 1992

Mr. Robert Covahey, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Royal Farm Store
CRG Meeting of 2-6-92
W/S Jarrettsville Pike
(MD 146) 395' South of
Paper Mill Road

Dear Mr. Covahey:

We have reviewed the revised plan for the Royal Farm Store and find it to be generally acceptable showing one 20' one-way entrance and one 30' two-way entrance.

However, we feel there should be a connection between this property and the property to the south, so as to allow for a use in common entrance once the southern property is developed.

If we can be of further assistance, please contact Larry Brocato of this office at 333-1350.

Very truly yours,

[Signature]
John Contestabile, Chief
Engineering Access Permits
Division

LB:maw

cc: Cloverland Farms Dairy, Inc.
G.W. Stephens Jr. & Assoc., Inc.
Mr. Joe Maranto

My telephone number is 301-333-1350 (Fax# 333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
(301) 887-4500
FEBRUARY 5, 1992

Aimee C. Callen
Director
Zoning Administration and
Development Department
Baltimore County Office Building
Towson, MD 21204

RECEIVED PLANS WERE RECEIVED FOR CASE #92-254-A ON 1/30/92.

Continued:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

RECEIVED: *[Signature]* Noted and
Planning Division File Prevention Bureau
Special Inspection Division

JF/KLE

* NOTES FROM
MTG
NOTE TO FILE ON 92-254-A
SIGN DETAIL 12 MAY 92
12 HOURS LEADING COMPARED TO
DETAIL.
SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE
PLAN: 12/4/91
REV.:
REV.:
LOCATION: W/S Jarrettsville Pike,
600' S of Paper Mill Road
(#14232 Jarrettsville Pike)
DISTRICT: 10c3
PROPOSAL: Convenience Store in B.L.-C.R.
CRG DATE: 2/6/92
PRE-CRG DATE: 1/27/92
REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG
APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The zoning hearing and C.R.G. plans have been reviewed by the staff at this level of detail for uniformity and general compliance with the Baltimore County Zoning Regulations. The following comments are generalized for the C.R.G. and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and final technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. When the public hearing was requested, the assistance received at the time of filing the zoning petition and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of the previous and any possible future public hearing requests. Only, if necessary, will the following comments be up-dated and/or supplemented during review of the building permit:

1. ZONING HEARING -- Update plan note #17 to include the following. A zoning public hearing has been scheduled for February 3, 1992 at 11:00 a.m. in Room 106, County Office Building, for this site. Case #92-254-A has been assigned for the following requests:
A. Variance from Section 259.3C2a and 259.3C2b to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings and to permit a side yard of 6 feet in lieu of the required 15 feet.
B. Variance from Section 259.3C3a to permit landscaping by landscape architect of front, side and rear setbacks in areas provided on plan in lieu of entire required front, side and rear setback areas.

(Over)

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Royal Farm Store
CRG DATE: 2/6/92
PRE-CRG DATE: 1/27/92
PAGE 2
C. Variance from Section 259.3C7b to permit a free-standing sign with a surface area of 36 square feet per side in lieu of the allowed 25 square feet.
D. Variance to amend Section 259.3C7C to permit sign to be ground lit.

ADVISORY -- The parking accessibility requirement under Section 259.3.C.4 (B.C.Z.R.) was discussed with the developers engineer at the time of filing and a variance was suggested from this section. However, the petitioner's representative decided to present information at the public hearing that physical constraints site configuration and safety prevented access with adjacent properties in lieu of filing for a variance. The zoning public hearing plan and this C.R.G. plan must agree. Include all notes and recent zoning history on this C.R.G. plan.

2. PARKING, LANDSCAPING, SURFACE -- Clearly indicate compliance with Section 259.3.C.3.b concerning the 7% minimum of the parking lot pervious surface with a minimum of 1 tree per 8 spaces. Also indicate compliance with Section 259.3.C.5 and 8. Note all parking and maneuvering areas will be paved with a durable and dustless surface, except where pervious surface is required under Section 259.3.C.3.b., and state type of paving surface.

3. ZONE LINES -- Indicate the location of the adjacent zone lines as per the 1"=200' scale 1988 zoning map #NE-20821C.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

[Signature]
JOHN L. DENTIS
Planner II

JLL:scj

Greater Jacksonville Association inc.
P. O. BOX No. 126
PHOENIX, MARYLAND 21131
30 June 1993
RECEIVED
1 1993
ZONING COMMISSIONER

Mr. Timothy Kotroco
Deputy Zoning Commissioner
Room 113, Old Courthouse
400 Washington Ave.
Towson, MD 21204

Dear Mr. Kotroco:

The Greater Jacksonville Association has been requested to review the proposed change in the sign to be erected at the new Royal Farms store in Jacksonville, a sketch of which is attached.

The GJA Board has reviewed the proposed sign and have no objections to it. In many respects, it appears to be an improvement over the previous version.

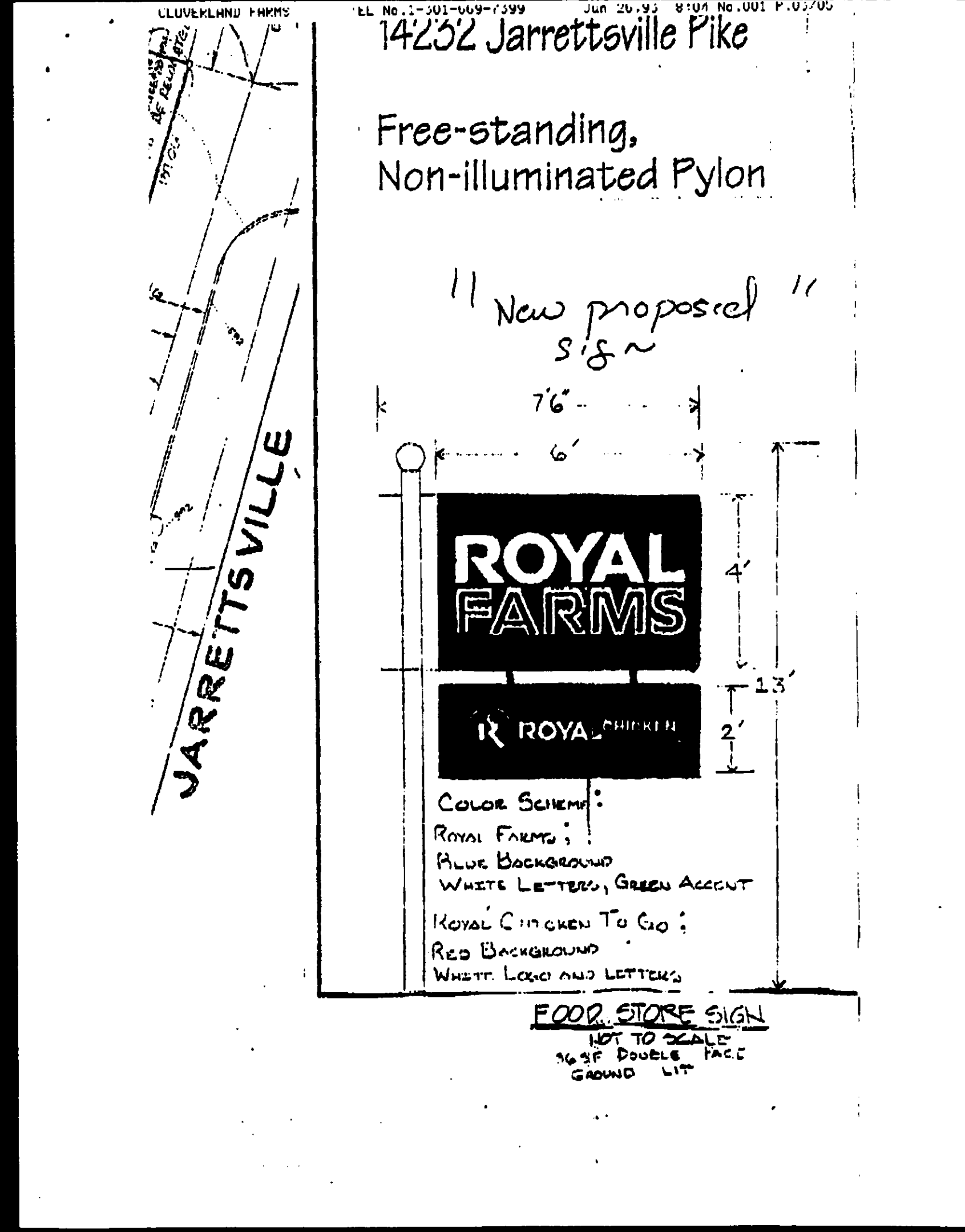
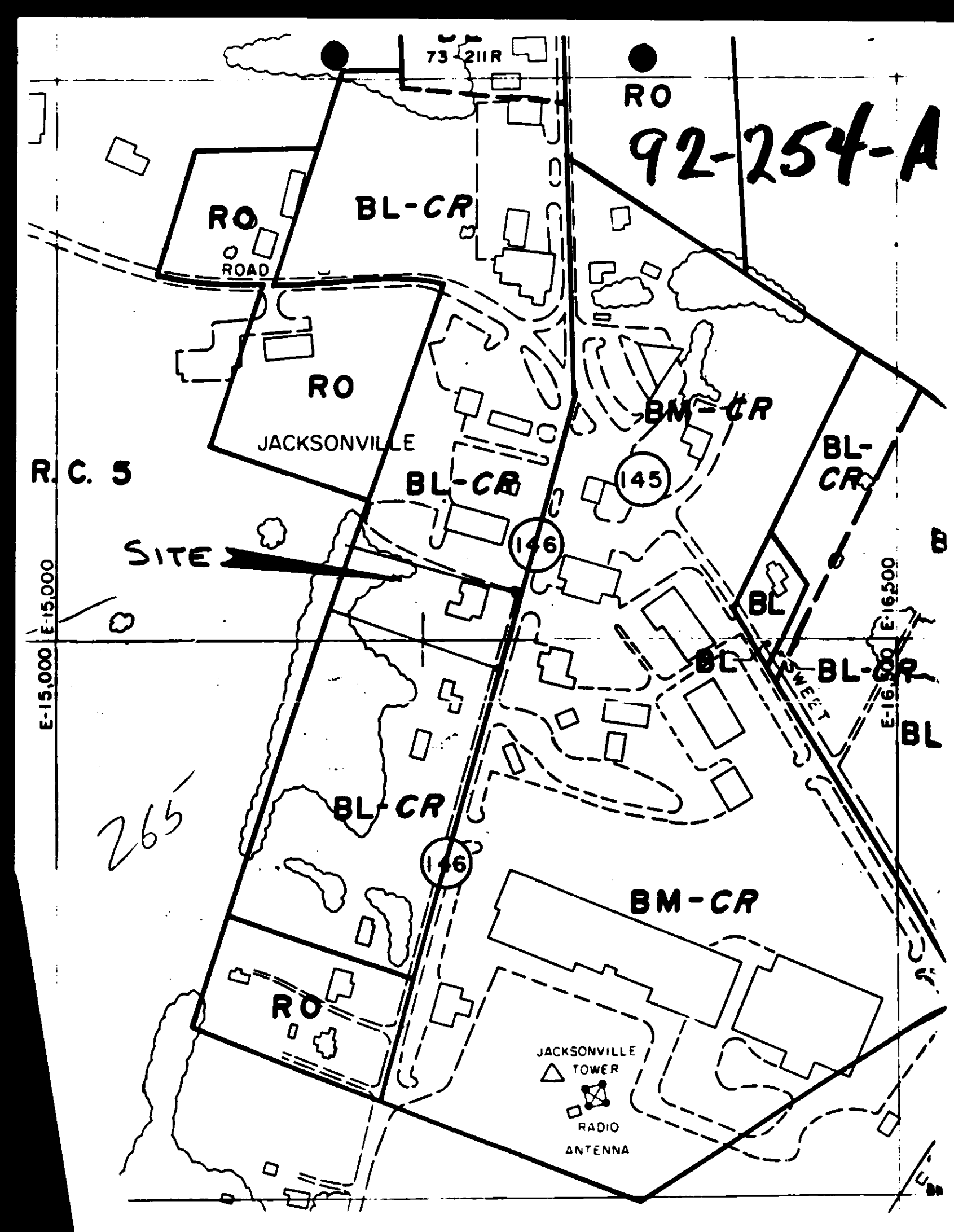
Very truly yours,

[Signature]
J.V. McCoy
President

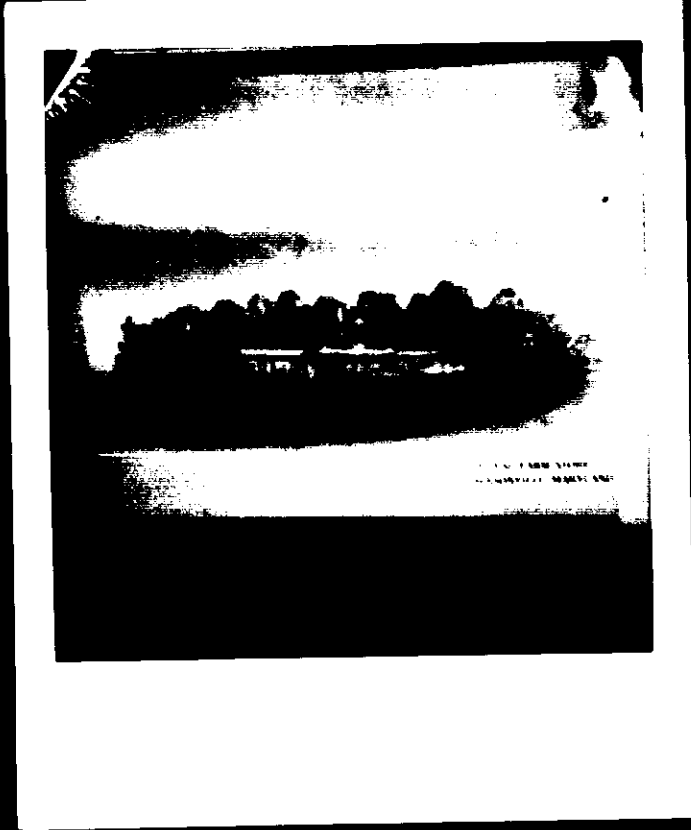
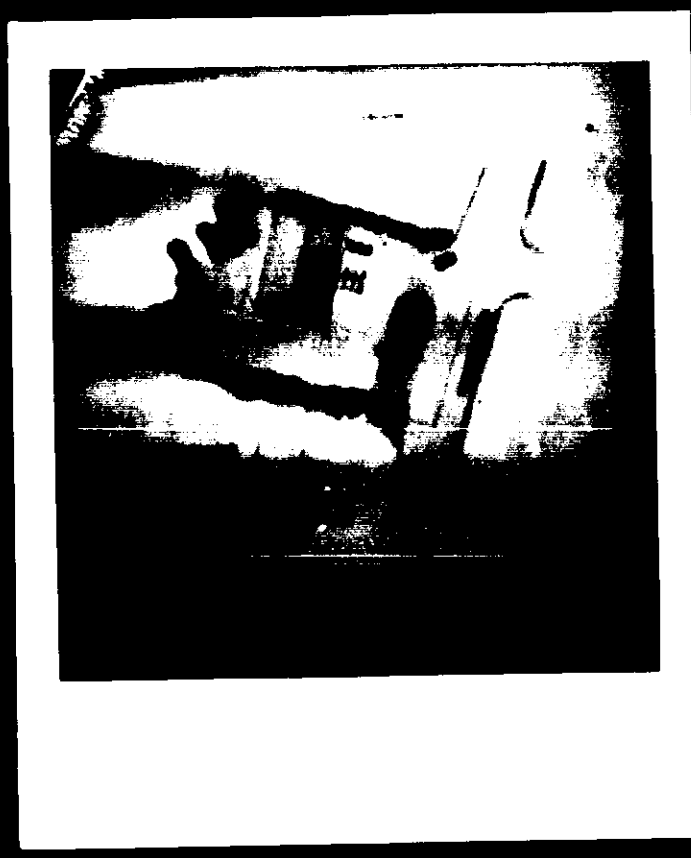
cc:
Mitch Daly, GJA
John M. Kemp, Cloverland Farms Dairy

[Handwritten note:]
This is a copy of the sign to be erected at the new Royal Farms store in Jacksonville.

SPEED LETTER
file
92-254-A
ROYAL FARM STORES
Enclosure pictures of our proposed store.
We have not resolved the ingress/egress problem yet. We meet w Dick Moore next Monday.
It's very frustrating trying to convince Balto. County Dept of Traffic the importance of
DATE 2/19/92 SIGNED John M. Kemp
RECEIPT: RETAIN WHITE COPY, RETURN PINK COPY

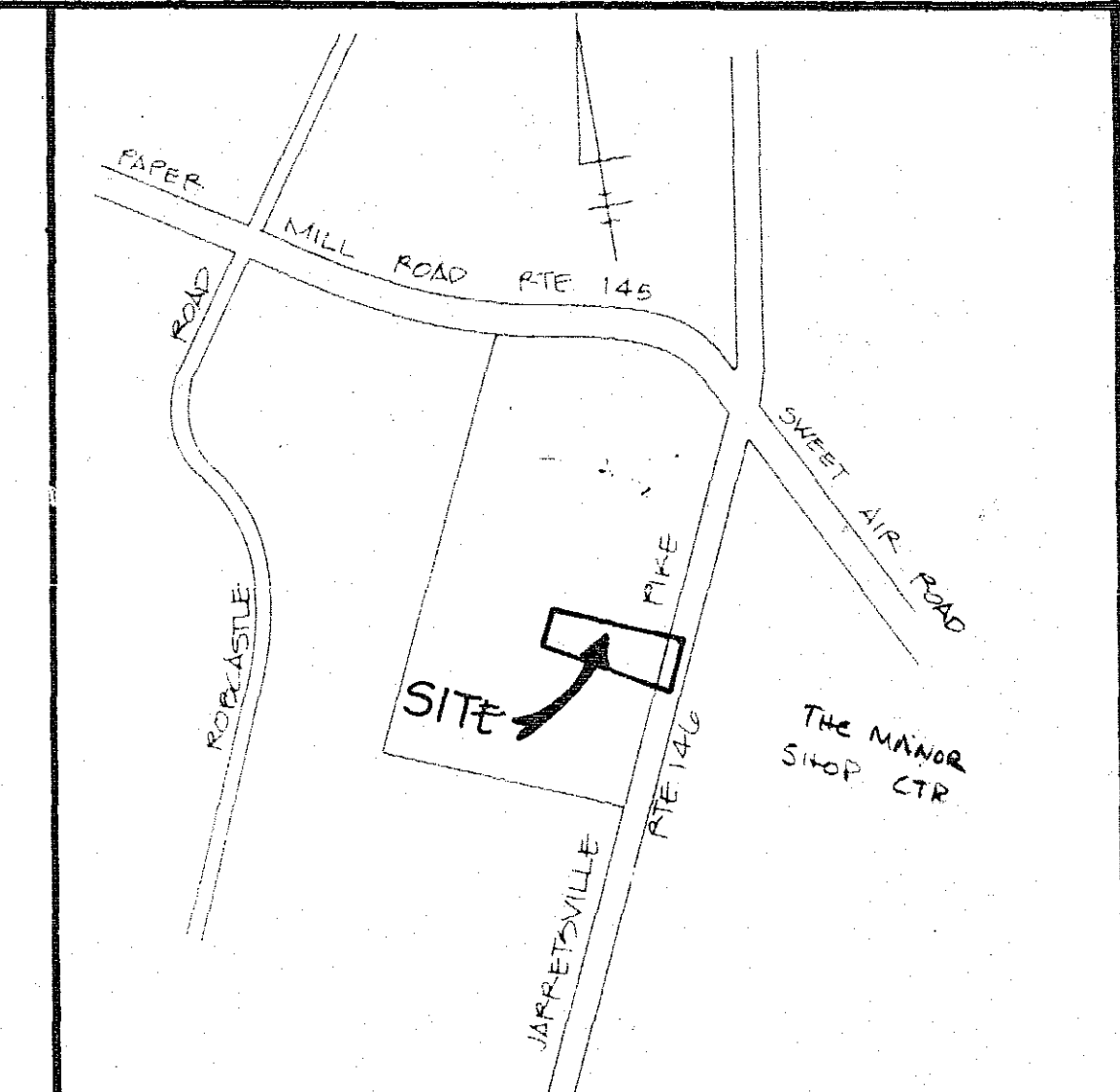
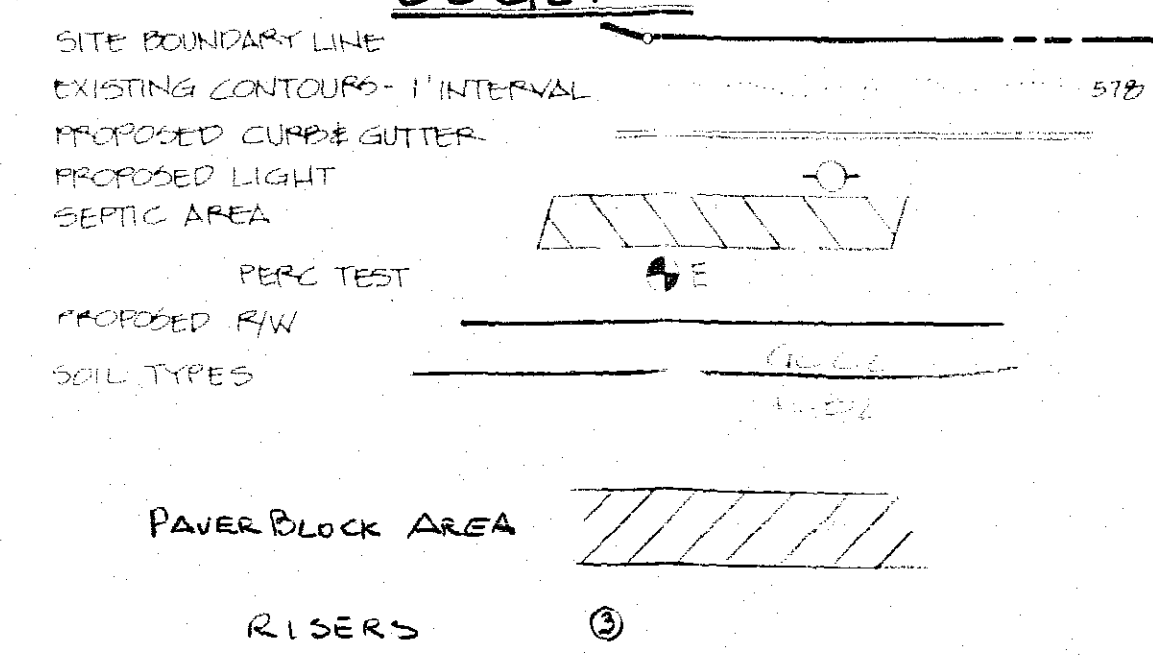


NAME ADDRESS
NATHAN POLE 10 Lyle St. Towson Md 21204
Charles H. Stahl 658 Rembrandt Dr Towson 21202
John M. Kemp 2200 N. Myrtle St Baltimore, Md. 21217



SOIL TYPE	PERCENTAGE	PERCENTAGE	PERCENTAGE
CLAY	100	100	100
CLAY	100	100	100
CLAY	100	100	100
CLAY	100	100	100
CLAY	100	100	100
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CLAY	100	100	100
CLAY	100	100	100

LEGEND



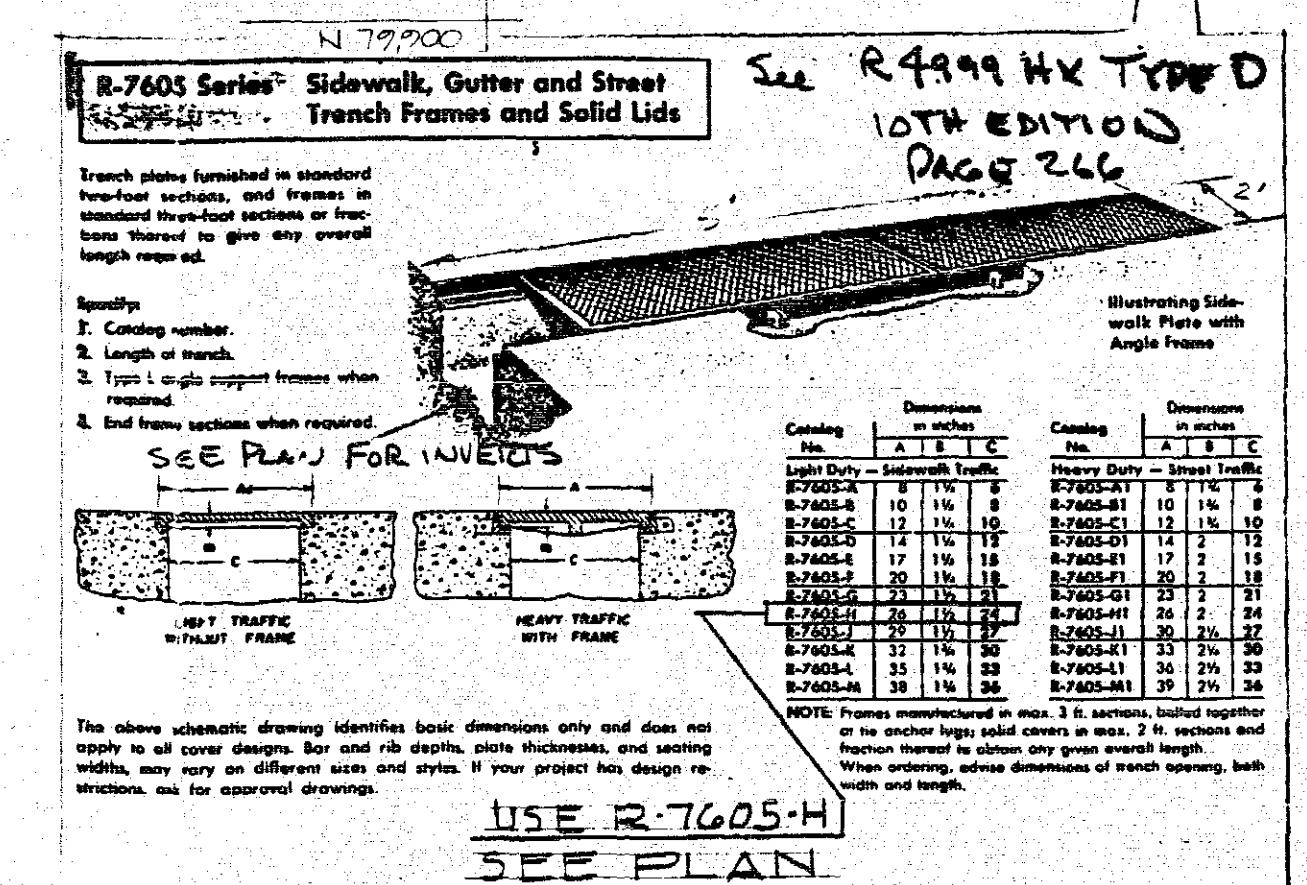
VICINITY MAP

SCALE: 1" = 500'
 PM # 14280 - ELEV. 601.87
 SQUARE HEAD POST IN E CONC WALK SW SIDE SWEET AIR RD
 300' SE OF JARRETTSVILLE PIKE

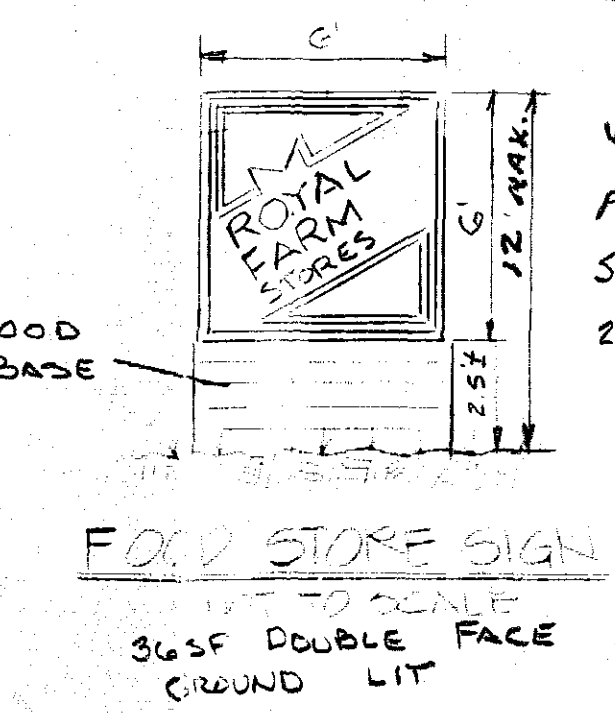
SITE DATA

ZONED - BL-CR
 ACREAGE - 0.88 AC.
 EXISTING USE - EXISTING 2 STORY BUILDING (VACANT)
 PROPOSED USE - ROYAL FARM STORE
 120' X 100' = 2,900 S.F.
 PARKING REQUIRED - 1,000 ± 15 SPACES
 PARKING PROPOSED - 15 SPACES
 INCLUDING 1 HANDICAP
 TYPICAL SPACE - 10' X 20'
 HANDICAP - 10' X 13'
 PERMITTED FLOOR AREA RATIO - 1.0
 PROPOSED FLOOR AREA RATIO - 0.08
 NO OPEN SPACE REQUIRED

- NOTES
- 1) TO BE BACKFILLED
 - 2) MONITORING WELL #25
 - 3) ZONED - BL-CR
 - 4) GREYPLER REALTY, INC. 6586/207
 - 5) ZONED BL-CR
 - 6) 1 1/2 STORY HOUSE (VACANT)
 - 7) 1 STORY GIFT SHOP ADDITION
 - 8) 1 STORY FRAME STORAGE
 - 9) EX 1 STORY CONC BLOCK BUILDING
 - 10) EX 1 STORY CONC BLOCK BUILDING
 - 11) EX 1 STORY CONC BLOCK BUILDING
 - 12) EX 1 STORY CONC BLOCK BUILDING
 - 13) EX 1 STORY CONC BLOCK BUILDING
 - 14) EX 1 STORY CONC BLOCK BUILDING
 - 15) EX 1 STORY CONC BLOCK BUILDING
 - 16) EX 1 STORY CONC BLOCK BUILDING
 - 17) EX 1 STORY CONC BLOCK BUILDING
 - 18) EX 1 STORY CONC BLOCK BUILDING
 - 19) EX 1 STORY CONC BLOCK BUILDING
 - 20) EX 1 STORY CONC BLOCK BUILDING
 - 21) EX 1 STORY CONC BLOCK BUILDING
 - 22) EX 1 STORY CONC BLOCK BUILDING
 - 23) EX 1 STORY CONC BLOCK BUILDING



VARIANCE HEARING TO AMEND 259.3 CTC TO PERMIT SIGN TO BE GROUND LIT.
 VARIANCE TO SECTION 259.3C2A AND 259.3C2B TO PERMIT A FRONT SETBACK OF 61 FEET IN LIEU OF THE REQUIRED AVERAGE OF THE FRONT SETBACKS OF EXISTING ADJACENT BUILDINGS AND TO PERMIT A SIDE YARD OF 6 FEET IN LIEU OF THE REQUIRED 15 FEET.
 VARIANCE TO SECTION 259.3C3A TO PERMIT LANDSCAPING BY LANDSCAPE ARCHITECT OF FRONT, SIDE AND REAR SETBACKS IN AREAS PROVIDED ON PLAN IN LIEU OF ENTIRE REQUIRED FRONT, SIDE AND REAR SETBACK AREAS.
 VARIANCE TO SECTION 259.3C7B TO PERMIT A FREE STANDING SIGN WITH A SURFACE AREA OF 36 SQUARE FEET PER SIDE OF THE SIGN. THE REQUIRED 25 SQUARE FEET.
PETITIONER'S EXHIBIT 1
92-254-A
 265
 PLAT TO ACCOMPANY PETITION FOR VARIANCE & SPECIAL HEARING



<p>GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 658 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND 21204 (301) 825-8120</p>	<p>REVISIONS: 12.10.91 - REV. PER. MEETING</p>	<p>DEVELOPER CLOVERLAND FARMS DAIRY, INC. 2200 NORTH MONROE STREET BALTIMORE, MARYLAND 21217 (301) 667-2222</p>	<p>OWNER BLACK HORSE FEED INC. 318 TROVER ROAD WHITE HALL, MD 21161 DEED REF - 6M 7427/308 TAX ACCOUNT # - 10-14-89008</p>	<p>C.R.G. & SITE PLAN ROYAL FARM STORE 14232 JARRETTSVILLE PIKE BALTIMORE COUNTY, MD. SCALE: 1" = 20' ELECTION DISTRICT #10 SEPTEMBER 25, 1991 PH 6164</p>
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